

**CITY OF DULUTH**

Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197
Phone: 218/730.5580 Fax: 218/723-3559**STAFF REPORT**

File Number	PL 14-062	Contact	Jenn Reed Moses, jmoses@duluthmn.gov	
Application Type	Quick Plat	Planning Commission Date	June 10, 2014	
Deadline for Action	Application Date	May 9, 2014	60 Days	July 8, 2014
	Date Extension Letter Mailed	May 20, 2014	120 Days	September 6, 2014
Location of Subject	Airpark - Between Airpark Boulevard and Airport Road			
Applicant	Duluth Seaway Port Authority	Contact	Jeff Borling, jborling@duluthport.com	
Agent		Contact		
Legal Description	See attached			
Site Visit Date	June 3, 2014	Sign Notice Date	May 27, 2014	
Neighbor Letter Date	N/A	Number of Letters Sent	N/A	

Proposal

Applicant is proposing to combine 6 parcels into 4.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-B	Undeveloped, light industrial	Business Park
North	RR-1	Undeveloped/air quard base	Preservation
South	MU-B	Light industrial	Business Park
East	MU-B	Light industrial	Business Park
West	MU-B	Light industrial	Business Park

Summary of Code Requirements (reference section with a brief description):

50-33.1 General: All subdivisions, plats, and replats, shall create lots consistent with the requirements of the zone district within which the zone is located.

50-33.4 General Lot Design and Layout- A. All lots shall have frontage on a public street.

50-37.5, E, 3. The planning commission shall approve the application, or approve it with modifications, if it determines that the application:

- (a) Is consistent with all provisions of MSA 462.358 and 505 or 508, as applicable;
- (b) Each resulting lot or parcel meets all of the dimensional requirements for the zone district in which the property is located;
- (c) Each resulting lot or parcel has access to a public street.

III. D-1

Comprehensive Plan Findings (Governing Principle and/or Policies) and Current History (if applicable):

Future Land Use - Business Park: Primarily office and light industrial areas developed in a unified manner, with standards for site design and circulation patterns, signage, landscaping and building design.

Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):

Staff finds that:

- 1.) The proposed lots have street frontage. The MU-B district does not have a minimum lot size or frontage requirement.
- 2.) The attached exhibit demonstrates compliance with Minnesota statutes 462.358 and 505 or 508, as applicable.
- 3.) Approval of this quick plat signifies that City of Duluth UDC standards are met. St. Louis County may have additional requirements. Note that recently passed subdivision regulations have not gone into effect, so this application still follows guidelines for a "quick plat."
- 4.) This subdivision approval lapses if not recorded with St. Louis County within 90 days. Applicant must provide the City with proof of recording.
- 5.) No additional public, agency, or City comments were received.

Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Based on the above findings, Staff recommends that Planning Commission approve the Quick Plat, subject to the following conditions:

- 1.) This subdivision be filed with St. Louis County within 90 days.
- 2.) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

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Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)

City of Duluth Quick Plat

in Section 7, T50N, R14W, St. Louis County, Minnesota / Legal Descriptions

Existing Parcels with Legal Descriptions

010-0141-00170 Lot 1, Block 3, Airpark Division, EXCEPT the Westerly 33 feet
010-0141-00180 Lot 2, Block 3, Airpark Division, EXCEPT the Westerly 33 feet
010-0141-00380 Outlot A, Airpark Division, EXCEPT that part described as follows: Beginning at the Southeast corner of Lot 8, Block 3 of Airpark Division; thence north 600 feet along east line of said Lot 8; thence east 500 feet; thence south 600 feet to north r/w line of Airpark Boulevard; thence west along said r/w to point of beginning AND ALSO EXCEPT that part platted as Second Rearrangement of Part of Airpark Division
010-0141-00190 Lot 3, Block 3, Airpark Division, including adjacent vacated Enterprise Avenue
010-0141-00201 That part of vacated Enterprise Avenue adjacent to Lot 4, Block 3, Airpark Division
010-0141-00200 Lot 4, Block 3, Airpark Division
010-0141-00210 Lot 5, Block 3, Airpark Division
010-0141-00140 That part of Lot 6, Block 2, Airpark Division, except the northerly 200.00 feet thereof, including the West ½ of vacated Enterprise Avenue, lying easterly of the line described as follows: Commencing at the Northwest corner of Lot 5, Block 2, Airpark Division, thence northerly, along the West line of said Lot 6, a distance of 100.00 feet; thence deflect 90°-00'-00" to the right in an easterly direction, along a line 200.00 feet distant and parallel with the North line of said Lot 6, a distance of 289.15 feet to the point of beginning of the line to be described; thence deflect 90°-00'-00" to the right in a Southerly direction, along a line 289.15 feet distant and parallel with the West line of said Lots 5 and 6, a distance of 440.67 feet to the Northerly right-of-way line of Airpark Boulevard, and line there terminating.
010-0141-00130 That part of Lot 5, Block 2, Airpark Division, including the West ½ of vacated Enterprise Avenue, lying easterly of the line described as follows: Commencing at the Northwest corner of said Lot 5, thence northerly, along the West line of Lot 6, Block 2, Airpark Division a distance of 100.00 feet; thence deflect 90°-00'-00" to the right in an easterly direction, along a line 200.00 feet distant and parallel with the North line of said Lot 6, a distance of 289.15 feet to the point of beginning of the line to be described; thence deflect 90°-00'-00" to the right in a Southerly direction, along a line 289.15 feet distant and parallel with the West line of said Lots 5 and 6, a distance of 440.67 feet to the Northerly right-of-way line of Airpark Boulevard, and line there terminating.

Proposed Parcels with Legal Descriptions

Parcel A

Lot 1, Block 3, Airpark Division, EXCEPT the Westerly 33 feet
AND
Lot 2, Block 3, Airpark Division, EXCEPT the Westerly 33 feet, AND ALSO EXCEPT a parcel of land in part of Lot 2, Block 3, Airpark Division, St. Louis County, Minnesota more particularly described as follows: Commencing at the corner common to Outlot A and Lots 3, 4 and 5 of said Block 3; thence North 00°13'09" East on the east line of said Lot 3 for a distance of 300.00 feet to the northeast corner of said Lot 3, said point being the point of beginning; thence North 89°46'51" West on the south line of said Lot 2 for a distance of 323.00 feet to a point 33 feet east of the southwest corner of said Lot 2; thence North 00°13'09" East on a line parallel to and 33 feet easterly of the westerly line of said Lot 2 for a distance of 132.63 feet; thence South 44°46'35" East for a distance of 74.42 feet; thence South 89°46'51" East on a line parallel to and 80 feet northerly of the south line of said Lot 2 for a distance of 270.38 feet; thence South 00°13'09" West on the east line of said Lot 2 for a distance of 80.00 feet to the point of beginning.

Parcel B

Outlot A, Airpark Division, EXCEPT that part described as follows: Beginning at the Southeast corner of Lot 8, Block 3 of Airpark Division; thence north 600 feet along east line of said Lot 8; thence east 500 feet; thence south 600 feet to north r/w line of Airpark Boulevard; thence west along said r/w to point of beginning AND ALSO EXCEPT that part platted as Second Rearrangement of Part of Airpark Division AND ALSO EXCEPT a parcel of land in part of Outlot A, Airpark Division, St. Louis County, Minnesota more particularly described as follows: Beginning at the corner common to Outlot A and Lots 3, 4 and 5 of said Block 3; thence North 00°13'09" East on the east line of said Lot 3 and said Lot 2 for a distance of 380.00 feet; thence South 89°46'51" East on a line parallel to and 80 feet northerly of the south line of said Lot 2 and its easterly extension for a distance of 80.00 feet; thence South 00°13'09" West on a line parallel to and 80 feet easterly of the east line of said Lot 3 and its northerly extension for a distance of 380.00 feet to the north line of said Lot 5; thence North 89°46'51" West on the north line of said Lot 5 for a distance of 80.00 feet to the point of beginning.

Parcel C

Legal Description:

Lot 4, Block 3, including adjacent vacated Enterprise Avenue, Airpark Division, St. Louis County, Minnesota, EXCEPT the northerly 165 feet thereof.

AND

Lot 5, Block 3, Airpark Division, St. Louis County, Minnesota

AND

A parcel of land in parts of Outlot A and Lot 2, Block 3, Airpark Division, St. Louis County, Minnesota more particularly described as follows: Beginning at the corner common to Outlot A and Lots 3, 4 and 5 of said Block 3; thence North 00°13'09" East on the east line of said Lot 3 for a distance of 300.00 feet to the northeast corner of said Lot 3; thence North 89°46'51" West on the south line of said Lot 2 for a distance of 323.00 feet to a point 33 feet east of the southwest corner of said Lot 2; thence North 00°13'09" East on a line parallel to and 33 feet easterly of the westerly line of said Lot 2 for a distance of 132.63 feet; thence South 44°46'35" East for a distance of 74.42 feet; thence South 89°46'51" East on a line parallel to and 80 feet northerly of the south line of said Lot 2 and its easterly extension for a distance of 350.38 feet; thence South 00°13'09" West on a line parallel to and 80 feet easterly of the east line of said Lot 3 and its northerly extension for a distance of 380.00 feet to the north line of said Lot 5; thence North 89°46'51" West on the north line of said Lot 5 for a distance of 80.00 feet to the point of beginning.

Parcel D

Lot 3, Block 3, Airpark Division, including adjacent vacated Enterprise Avenue

AND

The northerly 165 feet of Lot 4, Block 3, including adjacent vacated Enterprise Avenue, Airpark Division

AND

That part of Lot 5, Block 2, Airpark Division and that part of Lot 6, Block 2, Airpark Division except the northerly 200.00 feet thereof, including the West ½ of vacated Enterprise Avenue, lying easterly of the line described as follows:

Commencing at the Northwest corner of said Lot 5, thence northerly, along the West line of said Lot 6, a distance of 100.00 feet; thence deflect 90°-00'-00" to the right in an easterly direction, along a line 200.00 feet distant and parallel with the North line of said Lot 6, a distance of 289.15 feet to the point of beginning of the line to be described; thence deflect 90°-00'-00" to the right in a Southerly direction, along a line 289.15 feet distant and parallel with the West line of said Lots 5 and 6, a distance of 440.67 feet to the Northerly right-of-way line of Airpark Boulevard, and line there terminating.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Date: 5/28/2014

DAVID SZYSZKOSKI
MINNESOTA LICENSE NO. 47046

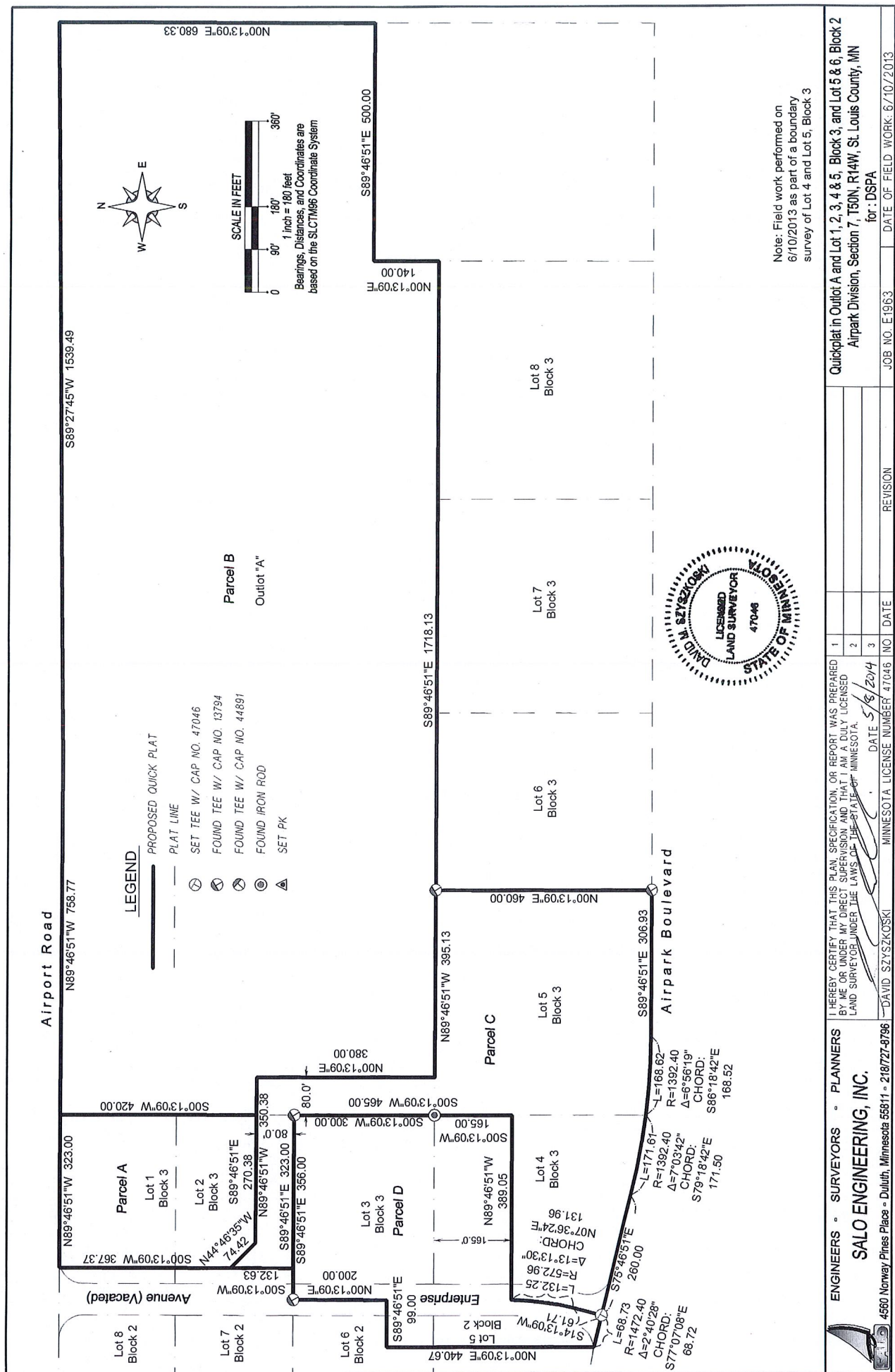


4560 Norway Pines Place
Duluth, MN 55811
218-727-8796
tkda.com

Job Number: 15569.000 / E1963

Quick Plat
in Block 2 & 3 & Outlot A
Airpark Division of Duluth
For: UPI / DSPA

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